

**NO TRANSFER
TAX PAID**

FORECLOSURE DEED

48-289

KNOW ALL BY THESE PRESENTS, that NovaStar Mortgage, Inc., with a mailing address of 4708 Mercantile Drive, Fort Worth, TX 76137 (GRANTOR), for consideration paid, the receipt of which is hereby acknowledged, does hereby give, grant, convey and release unto: NovaStar Mortgage, Inc., with a mailing address of 4708 Mercantile Drive, Fort Worth, TX 76137, with quitclaim covenants (GRANTEE) successors, heirs and assigns forever, that certain lot or parcel of land, with any buildings thereon, located at 17 Winter Street, ~~Waterville, ME~~ in the County of Kennebec and State of Maine, as more fully described in Exhibit A attached hereto and fully incorporated herein by reference.

BEING THE SAME PREMISES described in a Mortgage Deed of Raymond B. Stratton, dated September 22, 2004 and recorded in the Kennebec County Registry of Deeds in Book 8146, Page 213, which mortgage was foreclosed by civil action pursuant to 14 M.R.S.A §6321 et seq. in Maine District Court SEVEN, Division of WATERVILLE, Docket No. RE-07-47, entitled NovaStar Mortgage, Inc. v. Raymond B. Stratton.

Evidence of compliance with 14 M.R.S.A. §6323(1) is attached hereto.

GRANTOR does hereby assign to Grantee all rights and interest of Grantor as high bidder at the public foreclosure sale held in the above matter.

Notwithstanding the date of execution or acknowledgement, this deed shall not be deemed delivered and the conveyance of the subject property and assignment of rights shall not be effected until this deed has been recorded in the Kennebec County Registry of Deeds.

IN WITNESS WHEREOF, the said NovaStar Mortgage, Inc., has caused these presents to be signed and sealed this 29th day of February, 2008.

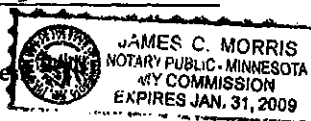
NovaStar Mortgage, Inc.
By Saxon Mortgage Services, Inc., as
Attorney-in-Fact

By: [Signature]
Print Name: Christina Allen
Its: AVP

State of MN
County of Dakota

Personally appeared before me this 29th day of February, 2008,
Christina Allen AVP on behalf of the
above named Saxon Mortgage Services, Inc., as Attorney-in-Fact for NovaStar Mortgage, Inc., and
acknowledged the foregoing to be his/her free act and deed in said capacity.

[Signature]
Notary Public
Print Name:
My Commission Expires



FC.DED/07-7064.DED

⑤ Stephen [Signature]

48-289

EXHIBIT A

Beginning in the northerly line of Winter Street at the southeasterly corner of Charles E. Crosby; thence northerly along said Crosby's land fifty eight (58) feet, more or less, to a corner; thence easterly sixteen (16) feet to a corner; thence northerly thirty two (32) feet to a corner; thence easterly twenty six (26) feet, more or less, to a corner; thence southerly ninety (90) feet, more or less, to the northerly line of Winter Street; thence westerly forty two (42) feet along said street to the point of beginning.

There is also hereby conveyed the right, title and easement that were granted by Increase Robinson to Sarah L. Blaisdell, her heirs and assigns, restricting the erection of buildings or fences within thirty (30) feet of Winter Street on the lot of land next westerly of the parcel hereby conveyed and situated between the said lot and the easterly line of Pleasant Street.

Excepting and reserving from this conveyance the right reserved to Increase Robinson, his heirs and assigns, to the use of a right of way in common over a strip of the lot hereby conveyed eleven (11) feet wide and extending fifty eight feet, more or less, north from Winter Street, the westerly line of said strip being coterminous with the westerly boundary of the lot herein conveyed.

There is further excepted and reserved from this conveyance the right reserved to Increase Robinson, his heirs and assigns, to wharf up the northerly six (6) feet of said right of way strip for entrance to buildings on the lot next westerly of the premises hereby conveyed.

Meaning and intending to convey and hereby conveying the same premises conveyed to Raymond B. Stratton by deed of USA-HUD dated June 12, 2003 and recorded in the Kennebec County Registry of Deeds in Book 7461, Page 7.

EVIDENCE OF COMPLIANCE WITH 14 M.R.S.A. §6323(1)

In accordance with the Judgment of Foreclosure and Sale dated October 22, 2007, NovaStar Mortgage, Inc. caused a Notice of Public Sale to be published in the Kennebec Journal on January 24, 2008, January 31, 2008 and February 7, 2008. This newspaper is of general circulation in Kennebec County, and the first publication date was within 90 days of the expiration of the period of redemption. An affidavit of this publication is attached hereto.

Pursuant to the Notice of Public Sale, NovaStar Mortgage, Inc. conducted a sale of the property at 17 Winter Street, Waterville, ME 04901 on February 28, 2008 at the Law Office of Shapiro & Morley, LLP, 75 Market Street, Suite 505, Portland, Maine 04101.

At said sale, the property was sold to NovaStar Mortgage, Inc., as the highest bidder.

Above information supplied by Shapiro & Morley, LLP, Attorneys for NovaStar Mortgage, Inc.

STATE OF MAINE

County of Kennebec
City of AUGUSTA

Tanya Oyer
Advisor

being duly sworn, says he/she is

of the KENNEBEC JOURNAL, a daily newspaper published in the

City of AUGUSTA, State of MAINE;

that the advertisement of

Shapiro & Morley

Novastar Mortgage Inc. v. Raymond B. Stratton
J Docket # RE-07-47

hereto annexed has been published in the said KENNEBEC JOURNAL

to wit: on 01/24/2008, 01/31/2008, 02/07/2008.

Subscribed and sworn to before me

this

2nd day of February
2008

Tanya Oyer
Kendra Newcombe-Johnson

My Commission expires

~~KENDRA NEWCOMBE-JOHNSON~~
Notary Public - Maine
My Commission Expires Mar 27 2012

Name: SHAPIRO & MORLEY
Caption: NOTICE OF PUBLIC SALE NO
Id Num: 0011951970

48-289

Legal Advertisement

**NOTICE OF
PUBLIC SALE**

Notice is hereby given that in accordance with the Judgment of Foreclosure and Sale entered October 22, 2007 in the action entitled NovaStar Mortgage, Inc. v. Raymond B. Strout et al. by the Maine District Court, District Court Division of Westbrook, Docket No. 07-1237, wherein the Court has judged the foreclosure of a mortgage granted by Raymond B. Strout to Mortgage Electronic Registration Systems, Inc. as Nominee for NovaStar Mortgage, Inc. dated September 22, 2004 and recorded in the Kennebec County Register of Deeds in Book 8146, Page 213, the period of redemption having expired, public sale of the property described in the mortgage will be conducted on Thursday, February 28, 2008, at 12:00 Noon, at the Court House, Westbrook, Maine.

subsequent sale are reserved. All interested parties will be apprised at the public sale.

NovaStar Mortgage, Inc. by its attorneys Shapiro & Morley, LLP, Edward F. Morley, Jr., 75 Market Street, Suite 505, Portland, Maine 04101, 207-776-6223.

Received Kennebec SS.
04/11/2008 8:50AM
Pages 5 Attest:
BEVERLY BUSTIN-MATHEWAY
REGISTER OF DEEDS